

DRAFT
Pacoima Wash Greenway
Project Plan

Project Site Description

Pacoima Wash is a tributary of the Los Angeles River, flowing from the San Gabriel Mountains through the densely populated areas of the City of San Fernando and the Pacoima area of the City of Los Angeles, and it drains into Tujunga Wash and the Los Angeles River. The Pacoima Wash Greenway Project is a 3-mile long series of natural open space that will protect Pacoima Wash's land and water resources. The Greenway will extend from the Angeles National Forest and the Rim of the Valley Trail Corridor to the communities of the northeast San Fernando Valley. This project plan specifically describes a 2.79-acre property that will be the first phase of implementation for the Pacoima Wash Greenway.

The subject 2.79-acre property, consisting of three parcels, is unpaved vacant land located on the northwest edge of Pacoima Wash and directly south of Foothill Boulevard. The subject property is an important acquisition because it is one of the largest properties adjacent to the Pacoima Wash that is not developed and it is in close proximity to the Angeles National Forest. The proposed acquisition is the first in a series of acquisitions planned along Pacoima Wash and is the first step toward creating the proposed Greenway. Acquisitions and improvements along the Pacoima Wash will secure open space for a community that has not been included in recent greening endeavors in the Los Angeles area.

The Pacoima Wash Greenway Project is within State Senate District 20 (Senator Richard Alarcon), State Assembly District 39 (Assemblymember Cindy Montañez), Los Angeles County 3rd Supervisorial District (Supervisor Zev Yaroslavsky), and District 7 of Los Angeles City Council (Council member Alex Padilla). The Pacoima Wash is surrounded by industrial, retail, auto service and single family residential land uses. Some of the residential sites are horse properties; however this is a non-conforming use.

No project opposition is expected. The City of San Fernando commissioned a group of graduate students at Cal Poly Pomona's Master of Landscape Architecture Program (the "606 Studio") to design a greenway along the Pacoima Wash. The 606 Studio conducted a series of community workshops and a survey to gain local input and desires for Pacoima Wash. The 606 Studio's work also built support for converting the Pacoima Wash into a multi-purpose amenity. Through the workshops and survey, the local residents expressed enthusiasm for restoring the Pacoima Wash to a natural environment that would include recreational opportunities such as jogging and bicycling.

Government Entities with Jurisdiction Over Project Area

City of San Fernando
City of Los Angeles
County of Los Angeles
Regional Water Quality Control Board
California Department of Fish and Game
U.S. Army Corps of Engineers
Santa Monica Mountains Conservancy
Mountains Recreation and Conservation Authority

Planning Objectives and Principles Sought to be Achieved by the Project

Acquisition of the subject property for parkland will protect the open space and resources of the property, and provide for public use and access to low-impact recreational opportunities. Management objectives for the Pacoima Wash Greenway include restoration of land and water resources; improvement of practices within the Upper Los Angeles River Watershed to improve water quality, reduce pollution, capture additional storm water runoff, and protect and manage groundwater better; reduction of pollution of rivers, lakes, streams, and coastal waters; provide habitat for fish and wildlife; creation of environmental interpretation opportunities, protection of scenic resources; and low-impact recreational uses.

The property can be accessed from 8th Street, Bromont Avenue, and Foothill Boulevard in the City of San Fernando. If acquired for public parkland, the property presents ideal accessibility by public transportation from Foothill Boulevard. Public parking is available on the adjacent streets.

The objectives of the Pacoima Wash Greenway project are:

- (1) Acquire and protect properties along the Pacoima Wash.
- (2) Site improvements to create recreational spaces and natural areas that include stormwater infiltration methods.
- (3) Restoration of Pacoima Wash by reintroducing native vegetation and fostering the return of animal species that depend on a riparian ecosystem.
- (4) Provide trail access and increase habitat connectivity.
- (5) Protect and restore important watershed for the Upper Los Angeles River.

The project would implement the *San Gabriel and Los Angeles River Watershed and Open Space Plan* as adopted by the Santa Monica Mountains Conservancy and the *Rim of the Valley Trail Corridor Master Plan*. The project is consistent with all applicable land use plans and ordinances. It is also consistent with all relevant Los Angeles County ordinances and general

plan documents. Amendments to local plans or the *Rim of the Valley Trail Corridor Master Plan* are not required.

The project is also in compliance with the California Environmental Quality Act. Per California Code of Regulations, Title 14, Division 6, Chapter 3, Section 15316 the following is exempt: acquisition of land for the purpose of establishing parks, where the land is in a natural condition and either the management plan for the park has not been prepared, or the management plan proposes to keep the area in a natural condition. Acquisition of lands for wildlife conservation purposes (Section 15313) and transfer of ownership of interest in land to preserve existing natural conditions (Section 15325), are also exempt.

Proposed Land Uses

The primary purpose for acquisition of the Pacoima Wash parcels is protection of the Upper Los Angeles River watershed. The properties will be used for restoration of land and water resources. Other purposes include preservation and restoration of sensitive and declining plant communities, preservation of sensitive species and their habitat, environmental interpretation opportunities, protection of scenic resources, and low-impact recreational uses. The Pacoima Wash Greenway project includes opportunities for infiltration of storm water, creation of wetlands, restoration of riparian habitat, enhancement of an urban habitat corridor, and creation of pedestrian and bicycle trails.

The properties would be owned and managed by the Mountains Recreation and Conservation Authority (MRCA). Future development of the Pacoima Wash Greenway may be undertaken and managed by other entities, including the City of San Fernando. All trails created on the property would be open for public access. Recreational activities would be low impact in nature such as horseback riding, hiking, nature studies, and cultural and interpretive events.

A private individual currently keeps several horses on the western portion of the property but does not have a valid lease or easement to do so. The current owner has negotiated with the individual to vacate the property.

Detailed Site Analysis of Pacoima Wash

A. Parcels

Approximately 2.79 acres are currently owned by San Fernando Airport Development Company. The following table lists the assessor's parcel number (APN) and acreage for each parcel.

Assessor's Parcel Number	Acreage
2513-033-006	0.40
2513-033-007	1.43
2513-033-008	0.96

B. Plant communities

The following table lists plants currently found in the Pacoima Canyon, Angeles National Forest, the lower foothills of the San Gabriel Mountains, upper Pacoima Wash and Lopez Debris Basin. Source: *Pacoima Wash Greenway Project Master Plan*, June 2004.

Plant Type	Habitat	CNPS Rare & Endangered	State of California Endangered
<i>Malacothamnus davidsonii</i> , Davidson's Bushmallow	Chaparral Riparian	CNPS	
<i>Aster greatae</i> , Greta's Aster	Chaparral Riparian	CNPS	
<i>Galium jepsonii</i> , Jepson's Bedstraw	Lower & Upper Montane	CNPS	
<i>Galium johnstonii</i> , Johnston's Bedstraw	Widely Dispersed	CNPS	
<i>Lupinus excubitus</i> var. <i>johnstonii</i> , Johnston's Bush Lupine	Chaparral	CNPS	
<i>Brickellia nevinii</i> , Nevin's Bricklebush	Chaparral Riparian	CNPS	
<i>Senecio ionophyllus</i> , Tehachapi Ragwort	Lower & Upper Montane	CNPS	
<i>Castilleja pruinosa</i> , Indian Paintbrush	Pinyon-Juniper	CNPS California Rare 1/1982	
<i>Frasera neglecta</i> (<i>Swertia neglecta</i>), Green Gentian	Yellow Pine Forest	CNPS	
<i>Boykinia rotundifolia</i> , Roundleaf Brookfoam	Chaparral Riparian	CNPS	
<i>Heuchera elegans</i> Abrams,	Lower & Upper	CNPS	

Plant Type	Habitat	CNPS Rare & Endangered	State of California Endangered
<i>Malacothamnus davidsonii</i> , Davidson's Bushmallow	Chaparral Riparian	CNPS	
Urnflower Alumroot	Montane		
<i>Chorizanthe parryi</i> var. <i>Fernandina</i> , San Fernando Spineflower	Coastal Sage Scrub		8/2001 Candidate for Federal Listing, 2004

C. Wildlife

The following table lists wildlife currently found in the Pacoima Canyon, Angeles National Forest, the lower foothills of the San Gabriel Mountains, upper Pacoima Wash and Lopez Debris Basin. Source: *Pacoima Wash Greenway Project Master Plan*, June 2004.

Wildlife Species	State of CA Endangered	Federally Threatened	Federally Endangered
<i>Rana muscosa</i> , Mountain Yellow-legged Frog	Special Concern	7/2002 (only Southern California)	
<i>Bufo californicus</i> , Arroyo Toad	Special Concern	12/1994	Final designation 2/2001, proposed for Los Angeles 4/2004
<i>Vireo bellii pusillus</i> , Least Bell's Vireo	10/1980	5/1986	Final 2/1994
<i>Rana aurora draytonii</i> , California Red-legged Frog	5/1996	Proposed 9/2000	
<i>Strix occidentalis caurina</i> , Spotted Owl	Special Concern	6/1990	Final 1/1992
<i>Empidonax traillii extimus</i> , Southwestern Willow Flycatcher	1/1991	2/1995	Final 7/1997
<i>Poliophtila californica californica</i> , Coastal California Gnatcatcher	Special Concern	3/1993	Proposed 4/2003

Government Agencies, Organizations and Private Parties Consulted

Pacoima Beautiful
City of San Fernando
City of Los Angeles
County of Los Angeles
Hon. Howard Berman, United States Congressman
Hon. Richard Alarcón, California State Senator
Hon. Cindy Montañez, California State Assemblymember
Hon. Zev Yaroslavsky, Los Angeles County Supervisor
Hon. Alex Padilla, Los Angeles City Councilmember
Hon. Julie Kornstein, Los Angeles Unified School Board Member
The Trust for Public Land
Mountains Recreation and Conservation Authority
California State Polytechnic University, Pomona - Department of Landscape Architecture, 606
Studio
Neighboring property owners
Neighboring residents, businesses, and farms
Los Angeles County Department of Public Works-Watershed Management Division

Analysis of Economic Feasibility of Proposed Project

The Mountains Recreation and Conservation Authority (MRCA) has submitted a grant application for Proposition 50 funding from the Santa Monica Mountains Conservancy to acquire the subject property. The subject property was appraised by the MRCA in August 2004, and the appraisal was sent to Department of General Services for approval. MRCA will apply for Proposition 50 funds for improvements of the subject property. The project is a good candidate for funding under Propositions 50 and 13 because of its proximity to Pacoima Wash and its excellent public access opportunities.

The City of San Fernando is now working with stakeholders to define specific projects that will implement other projects along the Pacoima Wash Greenway. Such partners include Pacoima Beautiful, MRCA and Trust for Public Land. All partners are actively seeking additional funds to implement the Pacoima Wash Greenway Project.